

Proposed Use Changes
Changes from Current Matrix Highlighted

Use	R ^A	R-5	RM-1	NB	CB	HB	BD	O	EC	I	SP	LB	Additional Standards	Summary of Standards
Animal and Agriculture Uses	R ^A	R-5	RM-1	NB	CB	HB	BD	O	EC	I	SP	LB	Additional Standards	
Agriculture	P	-	-	-	-	-	-	-	-	-	-	-	Section 138-4.401	General size limitations on agriculture
Kennels	C	-	-	-	-	C	-	-	C	C	-	-	Section 138-4.422	Setbacks, nuisances
Pet Boarding Facilities Changed from P to C in EC and I				P	P	P			C	C			Section 138-4.432	Limits to retail space, no outdoor use after 9 p.m.
Veterinary Hospitals or Clinics Changed from P to C in EC and I		-	-	P	P	P	-	C	C	C	-	-	Section 138-4.444	All activities within an enclosed building, buffer standards
Plant Material Nurseries	C												Section 138-4.434	General size requirements for plant nurseries
Stables, Riding Academies and Hunt Clubs	P										C			Size requirements for horse stables, setbacks
Raising and Keeping of Animals	P	-	P	P	P	P	-	P	P	P	P	-	Section 138-4.437	Types of animals and amount allowed
Residential Uses	R ^A	R-5	RM-1	NB	CB	HB	BD	O	EC	I	SP	LB	Additional Standards	
One-Family Detached Dwellings	P	P	P	-	-	-	-	-	-	-	C	-	In the RM-1 district follow the requirements of the R-3 district In the SP district follow the requirements of the R-1 district Section 138-6.700 – Section 138-6.702	Setbacks, size requirements, building regulations
Attached Dwelling Units Removing from HB district	-	P	P	-	-	-	-	-	-	-	-	P	Not permitted on first floor in REC-I Section 138-6.700 – Section 138-6.702 (up to 4 units attached)	Setbacks, size requirements, building regulations
Two-Family Dwellings	-	-	P	-	-	-	-	-	-	-	-	-	In the RM-1 district follow the requirements of the R-4 district	Setbacks, size requirements, building regulations
Boarding and Rooming Dwellings	-	-	P	-	-	-	-	-	-	-	-	-		
Nursing Homes, Convalescent Homes and Assisted Living Facilities Removing from NB district	-	-	P	-	C	-	-	-	-	-	P	-	Section 138-4.424	Setbacks, building and facility requirements
State Licensed Residential Facilities (6 or fewer residents)	P	-	P	-	-	-	-	-	-	-	-	P	Section 138-4.440	Include foster family homes and group homes, and adult foster care family homes
State Licensed Residential Facilities (more than 7 but not more than 12 residents)	C	-	C	-	-	-	-	-	-	-	-	P	Section 138-4.440	Buffer standards, outdoor requirements, group child care homes operate 16 hours or less pre day
Dwelling unit in a mixed use building or live/work unit	-	-	-	-	-	-	P	-	-	-	-	P	Residential not permitted on first floor in Brooklands District_ Section 138-6.300	Cannot be located about food prep involving heat/baking/cooking unless appropriate safety measures are in place
Caretaker's or Manager's Residence	-	-	-	-	-	-	-	-	-	P	-	-	Permitted only when accessory to a principal use. Residence may not exceed 750 square feet of total living area	
Community, Public, and Recreation Uses	R ^A	R-5	RM-1	NB	CB	HB	BD	O	EC	I	SP	LB	Additional Standards	
Cemeteries	C	-	-	-	-	-	-	-	-	-	-	-	Minimum site size of 5 acres	
Colleges, Universities, or Other Institutions of Higher Learning Offering Courses in General, Technical, Vocational or Religious Education	-	-	-	-	-	C	-	-	-	-	P	P	Section 138-4.427 (ORT district only)	Noise/Sound, special submissions required, signage, retail requirements
Hospitals	-	-	-	-	-	-	-	-	-	-	C	-	Section 138-4.416	Setbacks, lot size, ingress routes
Community facilities, including Libraries, Museums and Parks Removing from EC and I districts	C	P	P	P	P	P	P	P	-	-	P	P	Section 138-4.427 (ORT district only) Section 138-4.433 Section 138-4.427 (ORT district only) Section 138-4.442 Section 138-4.436	Setbacks, height requirements
Nursery Schools, Day Nurseries, Child Care Centers, Adult Foster Care Large Group Homes, and Adult Foster Care Congregate Facilities	C	C	C	P	P	C	-	P	-	-	-	P	Section 138-4.423	standards General sound, setbacks, size
														Not to exceed 15 hours of operation per day, nuisances, building standards

Proposed Use Changes
Changes from Current Matrix Highlighted

Places of assembly under 5,000 sf Now permitted by size: Adding as permitted in BD and O				p	P	P	p	p			P/C	P/C	Create standards based on size of assembly.
Places of assembly over 5,000 sf Changing from P to C in the NB district				C	P	P	C	C			P/C	P/C	Create standards based on size of assembly.
Places of Worship under 5,000 sf Now permitted by size: No change when under 5,000 sf	C	P	P	P	P	P	P	P	--	--	P	P	Section 138-4.433
Places of Worship over 5,000 sf Now C in NB, BD and O for this size.	C	P	P	C	P	P	C	C	--	--	P	P	Section 138-4.433
Primary and Secondary Schools (public, private and parochial)	C	P	P	--	--	--	--	--	--	--	--	--	
Private Recreation Areas, Swim Clubs, Golf Courses and Tennis Courts Added as Permitted in CB	C	C	--	--	P	--	--	--	--	--	--	--	Section 138-4.435 Section 138-4.413
Transit Passenger Stations: Added as P in EC	--	--	--	P	P	P	--	P	P	P	P	P	
COMMERCIAL AND RETAIL USES	R-1	R-5	RM-1	NB	CB	HB	BD	O	EC	I	S	FB	Additional Standards
Adult Regulated Businesses	--	--	--	--	C	--	--	--	--	--	--	--	Section 138-4.400
Alcoholic Beverage Sales (for on-premises consumption) Accessory to a Permitted Use Added as C to R5 for consistency and as C to BD	C	C	C	C	C	C	C	C	C	C	C	C	
													Section 138-4.404
Automotive Gasoline Service Stations and Associated Retail Uses	--	--	--	--	P	P	P	--					Section 138-6.300 (Brooklands District – Existing Only) Section 138-4.405
													Gas station standards for uses, lot area, site design and building requirements
Automotive Service Centers					C	C				C			Current standards for service centers in B3 and I districts; Add standard that new gas stations have to be on a minimum of 1 acre, at the corner of two major thoroughfares
Banks and Credit Unions	--	--	--	P	P	P	P/C	P		--	--	P	
Drive-Through Accessory to a Permitted Use	--	--	--	C	C	C	--	C	--	--	--	C	Section 138-4.410
													Section 138-6.300 (Brooklands District – Existing Only)
Funeral Homes Added as C to CB	C	--	--	--	C	--	--	P	--	--	--	--	Section 138-4.412
													setbacks, buffers
Health and physical education facilities under 5,000 sf Regulating by size: allowing in O district and FB district and as C in EC	--	--	--	P	P	P	P	P	C	--	P	P	Section 138-4.427 (Special standards for the ORT district that will be deleted) Section 138-4.408
													Standard that keeps bowling alleys 100 ft from residential districts
Health and physical education facilities over 5,000 sf Allowing larger facilities in the CB and HB, C in the NB	--	--	--	C	P	P	--	--	--	--	--	--	Section 138-4.420 (this is a standard to require a 6 ft high wall on sides of light industrial uses adjacent to residential districts)
													Add new standards to regulate by size less than 5,000 sf in NB, BD and O. Uses that include outdoor activity areas are C; for all uses the applicant shall demonstrate that there is safe and adequate

Proposed Use Changes
Changes from Current Matrix Highlighted

Hotels, Motels and Residential Inns <u>Adding to HB and removing from EC</u>	--	--	--	--	C	C	--	--	--	--	--	C	<u>Section 138-4.417</u>	No guest shall stay for longer than 30 days within any 12 consecutive months; unit space, and considerations of land use/principal uses upon construction
New Car Offices, Sales or Showrooms <u>Adding to HB</u>	--	--	--	--	P	C	--	--	--	--	--	--	<u>Section 138-4.427</u> (ORT district only)	Sound, nuisances, utility requirements
<u>Removed Open Air Retail, Outdoor display and sales of goods - these are accessory</u>														
<u>Removed Outdoor Recreation, Commercial - now included in Private Rec</u>														
Offices/Showrooms or Workshop Establishments	--	--	--	P	P	P	--	--	--	--	--	--		A maximum of 5 persons may be employed at any time in the fabrication, repair and other processing of goods
<u>Removed "Outdoor" Sales of Used Cars, Recreational Vehicles, Travel Trailers and Manufactured Homes - Removed from NB, added as C to HB</u>	--	--	--	--	C	C	--	--	--	--	--	--	<u>Section 138-4.430</u>	Nuisances, major repairs not performed on the lot, obscuring wall in place
Personal Service Establishments	--	--	--	P	P	P	P	P	--	--	--	P	<u>Section 138-4.411</u>	Drycleaning - Service only, not plants
													<u>Section 138-4.427</u> (ORT district only)	Dry cleaning chemical management requirements
													<u>Section 138-6.300 and Section 138-6.301 (Brooklands District)</u>	
Professional & Medical Offices	--	--	--	P	P	P	P/C	P	P	P	--	P	<u>Section 138-4.406</u>	similar uses
														Media production facilities: Such uses shall be primarily operated within an enclosed building, but may include an outdoor element provided that the use is operated in conformance with Section 138-10.310
Restaurants	--	--	--	P	P	P	P	--	--	--	--	P	<u>Section 138-4.427</u> (ORT district only)	
													<u>Section 138-4.428</u>	Setbacks, size requirements, building regulations
													<u>Section 138-4.410</u>	Setbacks, right of way requirements
Retail Sales Establishments under 75,000 sf <u>Added regulation by size of single store noted below</u>	--	--	--	P	P	P	P	A	--	C	--	P	<u>Section 138-4.427</u> (ORT district only)	Add that any single store over 75,000 sf is only permitted with a conditional use permit
														For accessory retail in office: Entrances or exits directly to the outside of the building from the retail businesses shall not be permitted
Retail Sales Establishments over 75,000 sf for a single store <u>Added as C to CB and HB</u>	--	--	--	--	C	C	--	--	--	--	--	--	<u>Section 138-4.420</u>	
Industrial, Research, and Technology Uses	R-1	R-2	RM-1	NB	CB	HB	BD	O	EC	I	OS	ML	Additional Standards	
Airports, Landing Fields, Heliports, Platforms, Hangars, Masts and other Aeronautical Facilities	--	--	--	--	--	--	--	--	--	C	--	--	<u>Section 138-4.402</u>	FAA standards
Artisan Manufacturing							C					C	<u>Section 138-4.402 (Brooklands District Only)</u>	
Heavy Industrial Uses						C			C	C	--	--	<u>Section 138-4.419</u>	Setbacks, lot size, hours of operations
Light Industrial Uses													<u>Section 138-4.420</u>	Comply with Section 138-10.310
													<u>Section 138-4.418</u>	Limited to assembly of pre-manufactured finished objects/components.
													<u>Section 138-4.427</u> (ORT district only)	Limited scope of uses.
													<u>Section 138-4.419</u>	Setbacks, lot size, hours of operations
						P			P	P	--	--	<u>Section 138-4.421</u>	Junkyards inclosed with 8-ft obscuring wall, no burning.

Proposed Use Matrix Changes
Changes from Current Matrix Highlighted

														<p><u>Section 138-4.420</u></p> <p><u>Section 138-4.427 (ORT district only)</u> Such uses shall be completely enclosed and located in the interior of the district so that no property line shall form the exterior boundary of the I district</p> <p>Appropriate measures to control noxious odors and/or nuisances shall be provided</p>	Fenced with 6ft wall next to residential zoning districts
Commercial Communication Towers, including Commercial Television, Radio, and Public Utility Transmitting and/or Receiving Towers and Receiving Microwave Antennas	--	--	--	--	--	--	--	--	C	--	--			<u>Section 138-4.409</u>	Communication towers building restrictions and guidelines, FAA guidelines, make sure it does not affect the surrounding area character
Equipment and Trailer Rental Facilities	--	--	--	--	C	--	--	P	P	--	--				
Gun Clubs (for-profit or not-for-profit)	--	--	--	--	--	--	--	--	C	--	--			<u>Section 138-4.414</u>	Must be approved by Planning Commission, restrictions on buildings
Small-scale Breweries, Wineries, and Distilleries Added as C to NB and P to CB and HB	--	--	--	C	P	P	C	--	--	--	--				Add standard to permit in CB and HB with a retail component
Wireless Telecommunication Facilities	C	C	C	P	P	C	--	C	P	P	C	--		<u>Section 138-4.446</u>	Setbacks, lot size, building requirements